

ARTICLE 20

IG - INDUSTRIAL GENERAL DISTRICT

Legislative Intent. It is the intent of this district to permit a wide variety of research, manufacturing, storage, and transportation uses on appropriate parcels within the Town and to set forth regulations which will protect and foster adjacent residential uses while permitting industries to locate in planned areas. In order to preserve for industry the limited area of land in the Town planned for general industrial use, commercial and retail uses are limited to those associated with manufacturing or storage activities.

20-1 Use Regulations. A building may be erected, altered, or used, and a lot or premises may be used or occupied, for any of the following purposes, and no other.

20-1.1 Uses Permitted by Right:

- Establishments for scientific research and scientific development which operation is conducted entirely within a closed structure.
- Establishments for limited manufacturing and product fabrication of products from the previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn, and paint.
- Establishments for the assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also, the manufacture of small parts such as coils, condensers, transformers, and crystal holders.
- Laboratories – pharmaceutical and/or medical.
- Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- Cabinet, furniture, and upholstery shops.
- Office buildings.
- Furniture moving and storage.
- Truck terminals.
- Warehouses.
- Contractors offices and warehouses.
- Public buildings.
- Accessory buildings.

- Signs subject to Article 25.
- Off-street parking and loading subject to Article 24.
- Open space subject to Article 23.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.
- Active and Passive Recreation and Recreational Facilities.

20-1.2 Uses Permitted by Special Use Permit. The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8.

- Contractors storage yards.
- Fuel, coal, oil distribution yards with underground or above-ground storage (undercover for coal).
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use.
- Monument sales.
- Crematories.
- Maintenance and equipment shops with screened outside storage.
- Bakeries.
- Bottling works.
- Wholesale establishments.
- Lumber and building supply with undercover storage.
- Plumbing and electrical supply with undercover storage.
- Ice plants.
- Frozen food lockers.
- Quarters or dwelling unit designed expressly for a caretaker or watchman serving a use within the district.
- Temporary fair and show grounds.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.

- Nurseries and Greenhouses. Retail sales are permitted but are limited to 20% of the gross receipts of the business.
- Kennels (amended by Council 7-11-95)
- Conference Centers (amended by Council 7-11-95)

20-2 Area Regulations

20-2.1 Minimum lot size:

- One (1) acre for manufacturing and processing uses.
- Other uses, including permitted retail and service establishments - ten thousand (10,000) square feet.
- The minimum area regulations may be modified by the Town Council in accordance with the provisions of Section 4-8.2a. (Amended by Council 11/12/97)

20-2.2 Maximum percent lot coverage:

- Seventy-five (75) percent including off-street parking.

20-3 Setback Regulations

Setbacks shall be in conformity with the Setback Map which is incorporated and made a part of this Ordinance, but in no case shall be less than:

- Fifty (50) feet from the right-of-way of a local street having a right-of-way of fifty (50) feet or less.
- Sixty-five (65) feet from the right-of-way of a major thoroughfare or collector street having a right-of-way greater than fifty (50) feet.
- Forty (40) feet from the right-of-way of a service drive.
- Accessory buildings shall not be permitted forward of the setback line.

20-4 Frontage Regulations

The minimum lot width at the setback line shall be one hundred fifty (150) feet.

20-5 Yard Regulations

Side: Ten (10) feet adjacent to any C or I district including accessory buildings, parking lots, or structures.

Fifty (50) feet adjacent to any R district including accessory buildings, parking lots, or structures.

Rear: Fifteen (15) feet adjacent to any C or I district including accessory buildings, parking lots, or structures.

Sixty-five (65) feet adjacent to any R district including accessory buildings, parking lots, or structures.

20-6 Height Regulations

Buildings may be erected up to sixty-five (65) feet in height from grade except that:

- Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flagpoles, and television antennae are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- No accessory building which is within twenty (20) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.

20-7 Special Provisions for Accessory Structures

- Accessory buildings aggregate area shall not exceed twenty-five (25) percent of the open space within a given development.
- Accessory buildings shall not be located closer than five (5) feet to any rear or side property line or within five (5) feet of the main structure, except that an accessory building may be built on the property line as a party wall, provided the applicant files with the Zoning Administrator the written consent of the owners of the adjoining properties, and the exterior walls are of masonry construction. Provisions must be made for disposal of roof water onto the subject property or to the nearest storm sewer.

- Attached carports, garages, or other accessory buildings and structures shall be subject to same setback as main structure.
- Open fire escapes of noncombustible material may project into side or rear yards by not more than four (4) feet and be no closer to any property line than five (5) feet.

20-8 Screening

Screening shall follow all requirements as outlined in Article 26.

20-9 Lighting

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.

20-10 Performance Standards

- Performance Standards. Performance standards for each industrial use will be in conformance with standards adopted by the Town Council, and in no case shall standards relative to water, air, sound, and land pollution control be less than those standards adopted by the Virginia Department of Health, the Virginia Water Control Board, and the Va. Air Pollution Control Board.
- The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table I below, or in Table I as modified by the correction factors set forth in Table II. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table I
Maximum Permissible Sound Pressure Levels Measured
re 0.0002 dyne per CM²

Frequency Band Cycles per Second	Along Residential District Boundaries - Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary - Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table II
Correction Factors

Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5 ¹
5% in any one hour period	Plus 10 ¹
1% in any one hour period	Plus 15 ¹

1: Apply only one of these corrections. All other corrections (including any one of the footnoted corrections) are cumulative.

- Smoke Control:

- No smoke shall be emitted from any chimney or other source a visible grey greater than No. 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines.
- Smoke of a shade not darker than No. 2 on the Ringlemann Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes.

- These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.
- Control of Dust and Dirt, Fly Ash and Fumes, Vapors and Gases:
 - No emission shall be made which can cause any damage to health, to animals or vegetation, or to other forms of property, or which can cause any excessive soiling at any point.
 - No emission of liquid, other than water, or solid particles from any chimney or otherwise shall exceed the following:
 - For less than eight (8) million Btu/hr: a maximum of 0.3 grains per standard cubic foot corrected to twelve (12) percent carbon dioxide, seventy (70) degrees F., and one (1) atmosphere pressure.
 - For over eight (8) million Btu/hr: a maximum of .08 grains per standard cubic foot corrected to twelve (12) percent carbon dioxide, seventy (70) degrees F., and one (1) atmosphere pressure.
 - For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) percent excess air.
- Control of Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system shall fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III (Odor Thresholds) in Chapter 5 "Air Pollution Abatement Manual" copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C.
- Control of Glare or Heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.

- Control of Vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.
- Control of Radioactivity or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbances (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbances.
- Outdoor Storage and Waste Disposal:
 - No flammable or explosive liquids, solids or gases shall be stored in bulk above ground, provided, however, that tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
 - All outdoor storage facilities for fuel, raw materials and products and all fuel, and all raw materials and products stored outdoors shall be enclosed by a fence adequate to conceal the facilities from any adjacent properties.
 - Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscape planting.
 - No materials or wastes shall be deposited upon a lot in such form or manner that it may be transferred off the lot by natural causes or forces.
 - All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
- Electric, Diesel, Gas, or Other Power. Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Virginia Bureau of Labor and Industry, shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant, or if visible from abutting residential properties, shall be concealed by coniferous planting.

- Industrial Waste or Sewage. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal except as shall be approved by Sanitary Engineers or other qualified persons at the expense of the owner of the premises. The Town of Warrenton may require sewage pre-treatment facilities to be installed, at the cost of the owner of the premises, to ensure that hazardous materials do not enter into the sewage collection and treatment facilities operated by the Town. Such facilities, and all monitoring procedures and required documentation, shall comply with all applicable state and federal approval procedures and regulations.
- Drainage. Provision shall be made for proper storm water drainage from parking and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provision shall be made for protection against erosion and sedimentation in accordance with applicable Town ordinances.
- Provision and Use of Water. All water requirements shall be stated in the application. If water is to be supplied from wells, an approved or accepted geologic study shall be furnished by the applicant with a certification by a professional geologist that the underground capacity for water supply and water table levels will not be appreciably altered in such a way as to endanger the available supply for other properties.
- Other Uses. Any use, which in the option of the Planning Commission and Town Council might be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise, or other cause shall be prohibited unless the applicant can substantially prove that such environmental impacts can be eliminated or controlled to meet the performance standards established by the Town.